140.0	0002	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,300 / 890,300
					USE VALUE:	890,300 / 890,300
					ASSESSED:	890,300 / 890,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VAUDO DANIEL C & ROSE MARIE/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	6 SCITUATE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VAUDO DANIEL C & ROSE MARIE -
Owner 2:	-
Street 1:	6 SCITUATE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,177 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2414 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5177.000	430,100		460,200	890,300
Total Card	0.119	430,100		460,200	890,300
Total Parcel	0.119	430,100		460,200	890,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.81 | /Parcel: 368.8

Legal Description

User Acct 89969

GIS Ref

GIS Ref

Insp Date 05/10/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0002-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	430,100	0	5,177.	460,200	890,300	890,300	Year End Roll	12/18/2019
2019	104	FV	333,400	0	5,177.	431,500	764,900	764,900	Year End Roll	1/3/2019
2018	104	FV	333,400	0	5,177.	356,700	690,100	690,100	Year End Roll	12/20/2017
2017	104	FV	312,600	0	5,177.	327,900	640,500	640,500	Year End Roll	1/3/2017
2016	104	FV	312,600	0	5,177.	299,200	611,800	611,800	Year End	1/4/2016
2015	104	FV	278,300	0	5,177.	293,400	571,700	571,700	Year End Roll	12/11/2014
2014	104	FV	278,300	0	5,177.	272,700	551,000	551,000	Year End Roll	12/16/2013
2013	104	FV	289,600	0	5,177.	259,500	549,100	549,100		12/13/2012

!10819!

PRINT

Date	Time
12/11/20	01:04:49

LAST REV

Date	Time
05/31/18	11:05:01
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10819

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAUDO DANIEL C	64888-380		2/6/2015	Convenience	1	No	No		
	12119-292		12/1/1971		32,000	No	No		N

USER DEFINED

Prior Id # 1:	89969
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2017	1202	Insulate	3,145	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Meas/Inspect	BS	Barbara S
10/29/2008	Meas/Inspect	345	PATRIOT
11/17/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5177		Sq. Ft.	Site		0	80.	1.11	9									460,248						460,200	

Total AC/HA: 0.11885 | Total SF/SM: 5177 | Parcel LUC: 104 | Two Family | Prime NB Desc: Brackett | Total: 460,248 | Spl Credit | Total: 460,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08496273
Const Adj.:	0.99386066
Adj $ / SQ:	183.311
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623296
Depreciation:	193222
Depreciated Total:	430074

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

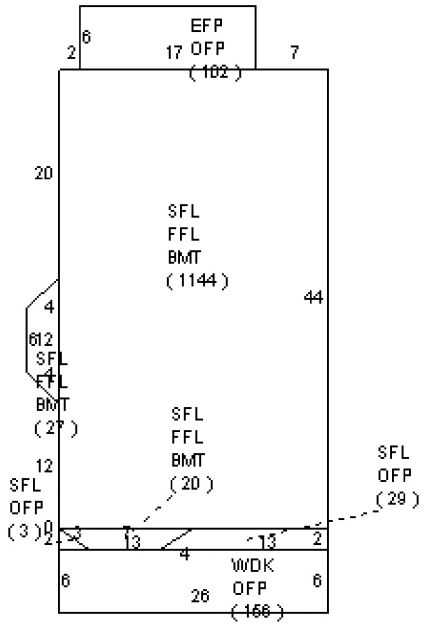
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.31
Special Features:	0	Val/Su Net:	103.56
Final Total:	430100	Val/Su SzAd	178.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,223	183.310	224,190
BMT	Basement	1,191	54.990	65,497
FFL	First Floor	1,191	183.310	218,324
OFP	Open Porch	290	22.050	6,395
WDK	Deck	156	12.330	1,924
EFP	Enclos Porch	102	53.590	5,466

Net Sketched Area:	4,153			Total:	521,796
Size Ad	2414	Gross Are	4153	FinArea	2414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0002-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	